



DEPARTMENT OF COMMUNITY DEVELOPMENT

February 25, 2004

This e-mail is intended to provide you with a brief overview of where we are now and what lies ahead as we update Clark County's Comprehensive Growth Management Plan.

You are probably aware that the county has extended the anticipated timeline for this process to complete a more thorough analysis of the capital facilities needed to support the plan. A key piece of the analysis is estimating the cost of providing capital facilities and determining whether they are affordable over the plan's 20-year timeframe.

The analysis will be based on a map that the county commissioners approved January 14. During the last round of public hearings, the map changed following extensive public testimony—from neighborhoods, cities, school districts, and a broad range of other interests.

The map may undergo additional changes before it is finally adopted. If you are interested in a particular piece of property or neighborhood, it is important to review the current map, understand its implications, and track any future adjustments. If you are receiving this [e-mail] [letter], you will automatically be notified when the county commissioners will be considering final action on the map and related issues. However, feel free to contact the county's Long Range Planning Division during the interim to check on the current status of certain sites.

The upcoming analysis will help determine whether the plan is realistic or if it needs to be refined further. If it appears that the 20-year capital facilities costs exceed projected revenues, the urban growth boundaries may change or levels of service may be reduced to make them affordable.

Besides activities dealing with capital facilities, other recent actions include:

- Revising policies related to how the new urban growth areas will develop (urban holding policy and focused public investment strategies)
- Revising the business park and office campus zoning districts to provide for high numbers of jobs with businesses that are buffered from adjacent neighborhoods
- Adopting policies that will provide for additional industrial lands in rural areas when new industrial businesses need such land.

In addition, to preserve their options for designating lands for urban residential, commercial or industrial use, the commissioners enacted a moratorium on dividing land in areas being considered for future urban growth and in existing urban reserve areas. The moratorium is expected to remain in effect until the comprehensive plan update is completed.

Staff in the county's Long Range Planning Division are available to answer questions about any issues related to the comprehensive plan. We are also happy to show you current maps. Please call 397-2375 ext. 4993 to make an appointment or to request further information.